



MillStream

PRESIDENT’S MESSAGE BY TERRY GEMMILL

Coronavirus Update

The Association staff is up and running at full capacity, but **the office remains closed** to the public and to our resident members. There is a drop box near the front door for payments, messages, and forms. We hope to have the office open for regular business activities in the next few months as COVID-19 subsides.

Annual Meeting Update

The MCCA Annual Meeting for fiscal year 2019-2020 is scheduled for **Wednesday, September 23rd**. At this time we are not sure if the meeting will be held at the Mill Creek Country Club as in the past, or as a video conference. Our **Association Director, Hilary Bublitz**, has been looking into currently available video meeting software to find a product that will accommodate the expected large number of participants.

MCCA Board of Director Elections

Included in the MillStream this month are four candidate biographies with photographs. Director **Bundie Olsen** who has served for the last few years has decided not to run for re-election. **Ron Smullin**, current Trail Ambassadors chair, has joined three other candidates for a seat on the Board. The Board members running for re-election are **Jamie Teschlog** (current Secretary), **Kristi Zevenbergen** (current Treasurer), and **Steve Anderson** (current Director). Voting will again be a part of our Annual Meeting held in September.

New Section 7.1.10 Proposed—Rental Restrictions

Updated **rules and regulations for rental and leased living units** have been in development for over a year. The Board of Directors, together with the Association Director, our sub-association presidents, MCCA committee chairs, and our legal advisor, have created a document that will clarify MCCA policy. The Board believes that these changes are fair and reasonable, and will be asking our Association members for their approval as a part of our Annual Meeting presentation. With approval, Section 7.1.10 will be incorporated into the MCCA Governing Documents. Please review the proposal included in this month's MillStream.

CONTACT THE MCCA Office and have us add your EMAIL ADDRESS to the PayHOA System.

Stay in touch with your Association by way of this **MillStream** newsletter, **PayHOA**, our **Facebook** page, and our **3 major member mailings** each year (budget, assessments, and the Annual Meeting).

You may reach us by phone (425-316-3344) or email (info@mcca.info) for help or information.

MCCA ADMINISTRATION

We have been working to improve how we share information with residents. The MCCA website was updated in January. You can use the website to find everything from Board minutes, the MCCA calendar, all our applications for exterior improvements, and of course, the latest edition of the MillStream. We have even more information waiting for you on PayHOA. Once you log into your PayHOA account you can select "Documents" to find the current MCCA budget presentation, our 2020 reserve study, 2019 Annual Meeting presentation and more. We want to make sure you are aware of what is happening in your Association.

We were able to complete some major projects in the last two months. The parking lots at the MCCA office and Chopper Park were re-stripped, Chopper Park parking lot was sealed, concrete trail repaired in Spring Tree park, new entry signs installed in Holly, and Aspen, and curb painting of house numbers has begun. To complete some of this work we had to close trails, thank you for changing your route to give our employees and contractors room to safely do their jobs.

MCCA MAINTENANCE

We are a community that has a history of maintaining high standards, and we intend to continue this trend. Our regular Maintenance staff, along with our summer crew, work hard to create a secure and beautiful environment for our residents. Maintenance is hard at work this summer beating back the brush and blackberries and limbing up trees to maintain sightlines and safety in our neighborhoods.



Holly hillside along Mill Creek Blvd before (l) and after (r)

We have noticed an increase in transient activity within our Nature Preserve and in other common areas surrounding our neighborhoods. We regularly send our crews out to sweep through our natural and roadside areas to check for trash and encampments. We are finding that we need to increase the frequency of our sweeps. We have noticed debris left in our common areas that does not seem to be from MCCA residents.

Pictures to the right are examples of what we found in July of this year. If you regularly walk our trails, consider joining our MCCA Trail Ambassadors. This group of volunteers regularly walks our trail system and reports areas that require clean up to the MCCA office so our maintenance crews can keep everything looking clean and cared for.



Items found during sweeps of MCCA common areas July 2020

MCCA MAINTENANCE (CONTINUED)

You can help us keep MCCA a secure and beautiful place to live. If you find debris in our common areas, then please report it to the MCCA office (info@mcca.info).

MCCA SECURITY

Security has been very busy over the past two months. In February, Joe Casselman requested to step down as Security Supervisor and assume a non-supervisory role. We asked Lois Dawkins to assume that position and she has been doing a fantastic job managing the security schedule and ensuring that everything runs smoothly. Lois has been with the MCCA Security team for over 9 years. Please welcome Ed Parris, and Dave Ivers our newest part-time security drivers. Also, effective June 18th our security hours have changed a bit. The first shift starts at 7AM and runs until 4PM when the second shift takes over and works goes until Mid-night. This allows more time to catch and call on open garage doors as well as provide a later patrol in more divisions. Since making this change our evening shift found 18 open garage doors in the month of June and 37 in July. Now that our weather is warm we are seeing garage doors left open a foot or more at night to help cool down the house. This is not advisable since we are getting reports of thefts where criminals get access to a garage by going under the door. Please close the garage door completely before going to bed. This is for your own safety.

We have been tracking our service over the last year. July 1, 2019 to June 30, 2020 was a busy year with Security logging 38,959 miles of driving, 12,662 Vacation Checks, 3,621 Member Assists, 401 package pickups, 394 package deliveries, 247 open garage door calls made, and 25 calls to the police.

By being a presence in the neighborhoods and keeping eyes on your house when you are on vacation, and patrolling different areas at different times of the day, we are constantly working to keep MCCA a safe place to live. Please remember, if you see any suspicious vehicles, individuals or activity, call the Mill Creek Police first. The police non-emergency number is (425) 407-3999. MCCA Security cannot enforce city laws, we can patrol and create a presence in the community that acts as a deterrent to crime.

If you leave on vacation, be sure to complete a [Security Check Request](#) form and have our Security team keep an eye on your home while you are gone.

IMPORTANT DATES!

August 17 – MCCA elections packets mailed out and email notifications sent.

September 7 – Labor Day, MCCA office closed.

September 23 – 7pm MCCA Annual Meeting. **Please note:** This meeting will be held online due to COVID restrictions. Instructions on how to connect to the meeting via phone and/or computer will be emailed out to our residents, posted on the MCCA website calendar, and posted in the Announcements section of the MCCA website.

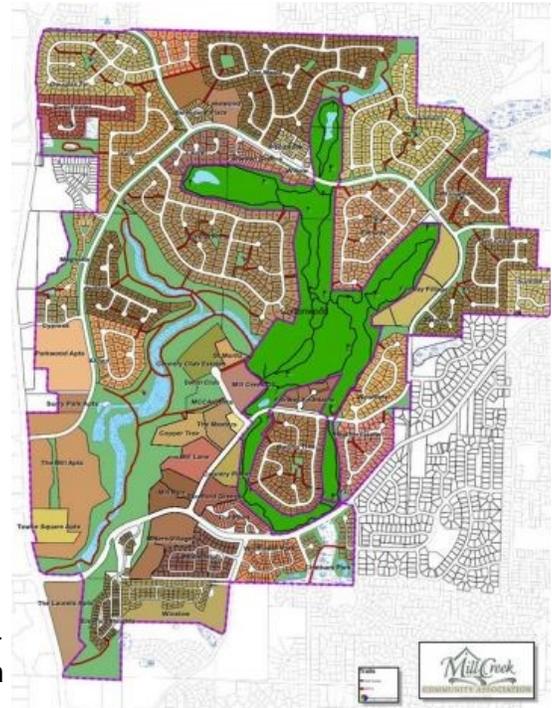
Please go to the [MCCA Calendar](#) on the MCCA website for up to date information.

Hilary Bublitz,
Association Director
hilary@mcca.info

ARCHITECTURAL CONTROL COMMITTEE

The Mill Creek Community Association exists to maintain the high standards the founders created. The Governing Documents are a guide on how to enhance property values and maintain all properties within the community. These properties include:

- 1595 single family homes
- 269 townhomes
- 622 condominiums
- 5 apartments
- 160 acres of common areas
- 27 entries
- 21 parks areas
- 16+ miles of trails
- 12 playgrounds
- 10 bridges
- 7 retention ponds
- Nature Preserve, fish ladder, dam
- Office and maintenance buildings



The scope of our responsibility requires a whole host of dedicated volunteers which includes a Board of Directors, seven standing committees and an energetic paid staff.

The Architectural Control Committee (ACC) assists the members in ensuring home improvement projects are in keeping with MCCA's purpose to maintain and enhance property values. The ACC does this by:

1. Developing Architectural Control Guidelines and making recommendations for Board consideration.
2. Insuring submittals are "in harmony with surrounding structures and topography."
3. Keeping the membership educated on the covenant requirements with written approval for all projects altering the landscaping or exterior of any property within the MCCA including:
 - Additions to existing structures
 - Additions and deletions to approved materials lists
 - Painting and repainting
 - Landscaping design or changes
 - Any addition to the property (deck, patio, pool, hot tub, play structure, out buildings, fences, tree cutting, flag poles, A/C unit, etc.)

The ACC ensures approved guidelines are followed for all new projects, and the Covenant Committee is responsible for handling any issues that arise when residents do not adhere MCCA covenants either in new projects, or in property maintenance.

ARCHITECTURAL CONTROL COMMITTEE CONT.

Confusion and questions often arise from residents about who is responsible for particular areas of concern; the City of Mill Creek or the Mill Creek Community Association. We identified some of your concerns via the MCCA annual survey. The City of Mill Creek is responsible for the following:

- Most roads in Mill Creek belong to the City of Mill Creek. They are responsible for resurfacing, re-striping, crosswalks, speed bumps, raised pavement marker (RPM) replacement, all street signs, and street lighting.
- Speed control and parking problems including signage and infractions are governed by the city.
- Most median areas are owned and maintained by the City of Mill Creek.



Parking code and signs, speed limit signs, and raised pavement markers (RPMs) are regulated, installed, and maintained by the City of Mill Creek

The City is responsible for the maintenance of some roadside areas, including along the north side of Seattle Hill Road. This includes: debris removal, mowing, tree removal, and general upkeep.

The City is responsible for the maintenance of the following city parks:

- Nickel Creek Park
- Library Park
- Highlands Park
- Pine Meadow Park
- Pine Meadow Park West
- Heron Park
- Hillside Park
- North Point Park
- Silver Crest Park
- Cougar Park
- Mill Creek Sports Park

Concerns involving the City of Mill Creek should be brought to the attention of the City. The weekly City Council meetings are also a good place to voice your concerns

The bulk of roadside areas within the Association are maintained by MCCA. The maintenance crew is systematically bringing neglected areas up to acceptable standards and adding them to the regular maintenance schedule. The crew is working extra hard to accomplish this goal.

Volunteer participation is absolutely essential to maintain the quality of our community. Please consider becoming a Board Member, a member of one of our standing committees or various other important jobs. For more information call the office 425-316-3344. Please know we appreciate your interest.

Bundie Olsen,
 Director, MCCA Board of Directors

MCCA BOARD OF DIRECTORS NOMINEES 2020-2021

2020 Nominating Committee Report
Annual Meeting – September 23rd, 2020 – 7:00 PM

To the MCCA Membership:

In accordance with the Governing Document of the Mill Creek Community Association, the Nominating Committee appointed by the Board President has put forth the following candidates for the Board of Directors.

The Nominating Committee is committed to a transparent election process. We encouraged participation on MCCA committees and the Board of Directors by advertising in the April and June MillStream newsletter.

Also, the Nominating Committee emailed all residents in June to encourage them to run for the Board. This work was done to increase participation and transparency with members.

The Nominating Committee selects nominees based on the following criteria:

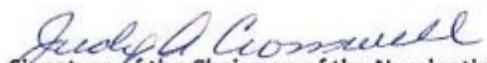
- MCCA membership in good standing.
- A minimum of one year of volunteer service on a MCCA committee
- Resume of qualifications.
- Number of open Board positions.

Any MCCA member meeting these requirements can express interest in a Board position in the future. The Nominating Committee also takes nominations from the floor at the Annual Meeting.

The Nominating Committee has confirmed that the Nominees listed below are members in good standing. Elected candidates serve for 2 years. We have 4 open Board positions and we have 4 members running for the Board.

<u>Nominee</u>	<u>Division</u>
Steve Anderson	Sun Rose
Ron Smullin	Trillium Court Condos
Jamie Teschlog	Fairway
Kristi Zevenbergen	Evergreen

Respectfully Submitted:


Signature of the Chairman of the Nominating Committee Appointed by the President


Signature of the Member of the Association Appointed by the President


Signature of the Member of the Association Appointed by the President

MCCA BOARD OF DIRECTORS NOMINEES 2020-2021

Applicable MCCA Governing Documents:

Governing By-Laws – Article V – Section 5.5

NOMINATION OF DIRECTORS: Nomination for election to the Board of Directors shall be made by a Nominating Committee appointed by the President and consisting of a chairman who shall be a member of the Board of Directors and two or more Members of the Association. The Nominating Committee shall make as many nominations as it shall in its discretion determine but not less than the number of vacancies that are to be filled at such Annual Meeting. The report of the Nominating Committee shall be included in the notice of the Annual Meeting. Nominations may also be made from the floor at the Annual Meeting. No Member may be considered as a nominee for a position on the Board of Directors of Mill Creek Community Association while he or she is holding an elective office in the City of Mill Creek.

Governing By-Laws – Article V – Section 5.6

MANNER OF ELECTION: IN any case where the number of nominations for the Board of Directors exceeds the number of vacancies, election shall be by secret written ballot. At each election the Members or their proxies may cast in respect to each vacancy as many votes as they are entitled to vote by the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

NOMINEES

Steve Anderson Biography



I would like to serve a second term on the MCCA Board of Directors to continue supporting policies that protect this special environment as a safe and beautiful place to live.

I am a lifetime resident of this area who graduated from Everett High School and the University of Washington. Sally and I moved to Sun Rose in Mill Creek 13 years ago after living in the Silver Lake area for 26 years. We worked and raised our daughters Erica, Alison and Gretchen in this area. We have enjoyed living in MCCA and being part of the community.

I worked at Philips Healthcare for 30 years. I had many positions at Philips that included the Director of Marketing for diagnostic ultrasound equipment. I worked with physicians and engineers from around the world to develop new products for the use of medical ultrasound.

I have been active in retirement. I have volunteered for several MCCA projects. My interest has been in preserving the security and high standards that separates MCCA from other areas. I have focused on policies surrounding MCCA covenants, home rentals and signage. I try to represent residents in every decision the Board makes.

I am an avid golfer, gardener, and traveler. We enjoy time with family, friends and especially our 3 daughters and 2 granddaughters.

I feel that if I am going to live in this community and enjoy all it has to offer then I need to take an active part in making it a better place to live. I look forward to continuing this commitment for a second term on the MCCA Board of Directors.

NOMINEES CONTINUED

Jamie Teschlog Biography



My husband and I moved into the Fairway neighborhood of MCCA in 2004. My husband grew up close by and brought me to the neighborhood to see the Christmas lights on one of our first dates and I remember thinking what a dream it would be to live in a place like this someday. Who knew, four short years later, we would be here. We love the proximity to everything. We feel like we are in the middle of it all. From here it is easy to get to downtown, the mountains, the ocean, lakes, shopping, great food, and family in Canada. We have it all!

I have been homeschooling my children for the last 9 years, they are now in 9th and 12th grades. I am also the Administrative Assistant at my church, Freedom Church NW. Before having children, I worked as an Engineered Wood Products Specialist for Weyerhaeuser and at BMC West before that. I serve on the Board of Directors as Treasurer for a local non-profit serving the homeschool community.

I have served on the MCCA Board of Directors for the last two years as Secretary. For 6 years I served on the Architectural Control Committee and have served as the Chair for 5 of those years. In this capacity, I worked closely with the office staff, the Board of Directors and a few of the members of our other committees. I also served on the Mill Creek Neighborhood Focus Group and on the Mill Creek Library Board from 2013 until 2014 when it was disbanded.

We plan on living in our home for many years to come. I want to do what I can to help our community continue to be the wonderful place it is today.

Ron Smullin Biography



I am a native Washingtonian, born in Seattle. At the age of four, my family moved us to Silver Lake where I have spent almost my entire life. I attended Everett High School and Everett Community College. My job for 25 years was in retail sales. I managed several stores for Tradewell and QFC. I also worked as a police officer for Edmonds on my off hours. I retired in 1998.

My wife and I spent a few years travelling across the USA in a motorhome, which was one of the highlights of our life. After our travels, we moved to Whidbey Island. Because of the hardship of getting to and from the mainland, we decided that Mill Creek was the best place to settle down. We moved to MCCA because of the walking and running trails and being closer to our extended family. Moving here felt like coming home again.

My wife and I have five children. One has passed and the others live in areas close to us. Two of our children have retired, our daughter, from Microsoft and a son from the District #1 fire department. The other two boys have a successful business in Seattle.

After retirement, I joined the American Red Cross working in Disaster Services and Health and Safety. I became an instructor in both areas and concentrated on Human Resources where my teaching field was harassment in the workplace. After leaving ARC, I became a volunteer for Island County Emergency Management working on developing their CERT program. We trained and established six teams on Whidbey and Camano islands. I have been volunteering on our Trillium Court Board for the last 12 years. Lately, I've been chairing and enjoying my work on the Trail Ambassador program for the MCCA.

My interest has always been exercise, mostly running, biking, walking and hiking. I love to work in our garden. Shirley and I love to travel and look forward to our next adventure.

NOMINEES CONTINUED

Kristi Zevenbergen Biography



I grew up in the Bothell/Kenmore area graduating in 1975 from Inglemoor High School. Subsequently I moved to Seattle and attended various local colleges with early focus on becoming a registered nurse. At that time, there were complexities regarding acceptance to nursing programs as simply being a white female who had financial needs for schooling. At the suggestion of an employer who needed someone to manage the small business he had purchased as investment, I refocused my educational efforts toward business and accounting. To this day, over 44 years later and as a public accountant, I still do tax and accounting work for that individual.

My early work career includes accounting for and management of a small restaurant, Property Management Company accounting and Accountant for a Commercial Mechanical Construction Company. In the mid 1980's I began working in Public Accounting and have remained with the same company for 38 years, flexing my schedule from full to part time while raising children. I should add that, I'm not certain if the fact that I work for my husband has attributed to the longevity of my employment or not! (LOL). I currently work from February 15th to April 15th preparing tax returns. I put in roughly 600 hours in that time and estimate that I work 800 hours in total for a year. Outside of the tax season I remain very flexible and available.

I have lived in Mill Creek since 1991, living for 22 years in the Huckleberry Division and moving to the Evergreen Division in 2013. During those years I raised children, worked part-time and volunteered for PTA and Sporting Clubs. I held board positions on the Mill Creek Elementary PTA, which included terms as Treasurer and President. I have served as Treasurer for the Silver Lake Soccer Club and our Local Baseball Club. I have also served as Treasurer for the Seattle Metals Guild – a greater Seattle non-profit special interest group.

I have a long-standing hobby in Jewelry Creation. In early school years I was very artistic and when I left high school, I had received many awards and a small scholarship to Cornish School of the Arts. Unable to utilize that scholarship my creativity was put on the back burner until later in life. I have made jewelry for over 25 years. During that time, I taught as an avocation at Pratt Fine Arts Center in Seattle's Central District, Edmonds Center for the Arts and Edmonds Community College. I assisted in setting up the Metals Program for Edmonds Community College and mentored students there for several years.

I am currently serving as a board member and treasurer for the MCCA. For the last year, I have used my 38 years of background in accounting to assist the MCCA administration with putting into place updated accounting procedures that are efficient and can be more effectively used to develop budgets and manage income and expenses. An "up-date" of the MCCA books was needed. Together, with Hilary and Joan we accomplished that task. Prior to my time as treasurer, I served as a volunteer on the Architectural Control Committee for 6 years. I thoroughly enjoyed that experience and intend to continue working as a committee member for MCCA in some capacity for years to come - whether it be as a board member, volunteer file clerk, committee member or weed puller. I believe that the beauty and livability of the neighborhoods and surrounding parks and trails is in very large part due to the presence and functionality of the MCCA.

GOVERNING DOCUMENTS—PROPOSED AMENDMENT

The MCCA Board of Directors has heard from the Covenant Committee, our residents, and staff regarding issues related to rental and leased homes within our Association. The MCCA Governing Documents were first written in 1973 when many issues such as boarding houses, accessory dwelling units, Airbnb, and absentee landlords were not as prevalent as they are today.

The proposed new language regarding rental and leased homes within our Association will be an update for our Governing Documents. You will be asked to approve these amended rules and regulations as part of our Annual Meeting in September. Please review the proposed **rental restrictions**.

In an effort to facilitate the monitoring of rentals, and to ensure that the owners and occupants of rental and leased units are aware of and follow our covenants, the MCCA Board and Association Director have worked with our attorney to update the **rental restrictions** in our Governing Documents. Before bringing these amendments to our membership for a vote, we also reached out to other HOAs, committee members, and the presidents of our sub-associations for their comments and concerns. Their input and the advice of our legal counsel have shaped the enclosed amendments that will be brought to our membership for a vote along with the MCCA Board Elections coming in September.

The MCCA Board of Directors believes that strong **rental restrictions** are important to protect property values and livability in the Mill Creek Community Association and recommends approval of these amendments.

Proposed Rental Restrictions

Article VII Section 7.1.10 of the Declaration of Restrictive Covenants shall be and hereby is replaced in its entirety to provide as follows:

Each Living Unit within the Association shall be used solely for residential purposes. This Section applies to all Living Units within the Mill Creek Community Association.

LEASE OR RENTAL OF LIVING UNITS – LIMITATION: The lease or rental of any Living Unit is governed by this Declaration, including this Section, the Bylaws and any applicable Rules and Regulations. As used herein, the lease or rental of any Living Unit and all provisions of the Section apply to all tenancies of any duration, all tenancies with an option to purchase, all tenancies with a first right of refusal, and all living arrangements in any way governed by the provision of RCW 59.18 – Washington Residential Landlord-Tenancy Act. The sublease or sub-rental of any portion of a Living Unit shall not be allowed, nor shall any Accessory Dwelling Unit (ADU) be allowed on the property. No Owner shall be allowed to lease or rent a Living Unit unless he/she/they have resided in the Living Unit for at least twelve (12) months prior to the leasing or renting of the Living Unit.

LEASE AND RENTAL AGREEMENT REQUIREMENTS: Any lease or rental agreement must be in writing and provide that its terms shall be subject in all respects to the provision of this Declaration, the Bylaws and the Rules and Regulations of the Association and that any failure by the Tenant to comply with the terms of such Governing Documents shall be a default under the lease or rental agreement. If any lease or rental agreement under this Section does not contain the foregoing provisions, such provisions shall nevertheless be deemed to be part of the lease or rental agreement and binding upon the Owner and Tenant by reason of their being stated in this Declaration.

LEASE OR RENTAL ONLY OF THE ENTIRE LIVING UNIT – MINIMUM TERM REQUIRED: No person shall be permitted to lease or rent less than the entire Living Unit or otherwise permit a Living Unit to be **used as a boarding house, an Airbnb or similar short-term rental, a motel, and/or for short-term transient purposes**. Except as provided in this Section, every lease or rental shall be for a fixed initial term of not less than twelve (12) months.

RENTAL RESTRICTIONS—PROPOSED AMENDMENT (CONTINUED)

OCCUPANCY BY A THIRD PARTY WITH LIVING UNIT OWNER: Occupancy of a Living Unit by a Third Party (e.g. domestic partner, roommate, care provider) shall not be considered a lease or rental of a Living Unit governed by this Section, provided that the Living Unit is also occupied by the Owner **and the intended usage is not for boarding house or Airbnb and similar short-term rental purposes**. The occupant(s) shall be Subject in all other applicable respects to the provisions of this Declaration, the Bylaws, and the Rules and Regulations of the Association.

OCCUPANCY BY A RELATED PARTY WITHOUT THE OWNER: A Living Unit occupied by a Related Party of the Owner, where the owner does not reside with the occupant, shall not be considered a leased or rented Living Unit if the Related Party is one who is related by blood, marriage, civil union, or adoption. Owners shall have the right to allow Related Parties to occupy their Living Unit in the absence of the Owner provided that the Living Unit **is not used for boarding house or Airbnb and similar short-term rental purposes, and the occupant(s) shall be subject in all other applicable respects to the provisions of this Declaration, the By-laws, and the Rules and Regulations of the Association**. If the Related Party or Parties move out of the Living Unit and the Owner then wishes to lease or rent the Living Unit to an unrelated person(s), the Owner shall be subject in all other applicable respects to the provisions of this Section.

OBLIGATION OF THE OWNER – DELIVERY OF THE GOVERNING DOCUMENTS TO TENANTS: Prior to signing any lease or rental agreement, it shall be the responsibility of the Owner to deliver to the Tenant a copy of all MCCA Governing Documents, i.e. the Declaration (and all amendments), the Bylaws and the Rules and Regulations of the Association. If it is determined that the Owner has failed to provide copies of such documents to the Tenant, the Association may furnish a copy of the documents to the Tenant and charge the Owner a reasonable amount as determined by the Board, which charge will be collectible as a special assessment against the Living Unit and its Owner. It is also necessary for the Owner to notify the Association office within ten (10) calendar days of any new Tenant(s) and to provide all requested information including, but not limited to, a copy of the Lease or Rental Agreement.

OBLIGATION OF THE TENANT – MANAGEMENT OF THE PROPERTY: The Tenant is expected to manage the leased or rented Living Unit property according to and in compliance with the Rules, Regulations, and Restrictive Covenants of the Association. If for any reason, the Tenant fails to live up to their responsibility in the management of the Living Unit property, it is the responsibility of the Owner to correct the situation. This includes, but is not limited to, regular yard maintenance, upkeep of the Living Unit, removal of any clutter surrounding the premises, proper conduct and respect for neighbors, removal of trash totes on time, and adherence to local noise restrictions.

VIOLATION OF GOVERNING DOCUMENTS BY TENANTS: The Association shall have and may exercise the same rights of enforcement and remedies for breach of the Governing Documents against a Tenant, as it has against an Owner. If the violation reoccurs, the Board shall have the authority, on behalf and at the expense of the Owner, to terminate the tenancy and evict the Tenant (and all occupants) if the Owner fails to do so after notice from the Board and an opportunity for the Owner to be heard. The Board shall have no liability to an Owner or Tenant for any eviction made in good faith. Any costs (including reasonable attorneys' fees) incurred by the Association in connection with the exercise of its rights of enforcement and remedies herein, including any such eviction, shall be collectible as a special assessment against the Living Unit and the Owner.

RENTAL RESTRICTIONS—PROPOSED AMENDMENT (CONTINUED)

EXISTING LEASES AND RENTALS: Living Units which are being leased or rented as of the effective date of this Amendment to the Declaration shall be deemed to be Approved Rental Living Units. Adult Family Homes are also deemed to be Approved Living Units when in full compliance with applicable law, including RCW Chapter 70.128. Nevertheless, the Owners and Tenants of such Rental Living Units and the leases and rental agreements used in connection with such Rental Living Units are governed by and shall be subject to all remaining terms and provisions of this Section. The Owner of any Living Unit leased or rented as of the effective date of this Amendment shall forward to the Board of Directors relevant Tenant information on a form supplied by the Association within thirty (30) days of the effective date of this Amendment.

HARDSHIP EXCEPTION: The Board of Directors shall have the right, in the exercise of discretion, to permit exceptions to the leasing and rental limitations in connection with hardship cases. Where the Board of Directors determines that a hardship exists due to circumstances, or where an Owner or sub-association would suffer serious harm by virtue of a leasing and rental limitation, and where the Board of Directors further determines that a variance from the leasing and rental limitation contained herein would not detrimentally affect other Owners or sub-associations, then the Board of Directors may, in its sole and absolute discretion, grant a waiver for such period as determined by the Board of Directors. Guidelines regarding hardship exceptions shall be set forth in Rules and Regulations adopted by the Board of Directors.

LEASE AND RENTAL PLEDGE: If a Living Unit is leased or rented, the rent money is hereby pledged and assigned to the Association as security for the payment of all Assessments due by that Owner to the Association. If the Assessments owed by the Owner of a leased or rented Living Unit are delinquent, the Board of Directors may collect, and the Tenant shall pay to the Board, the rent money for any Living Unit owed to the delinquent Owner, or that portion of rent money equal to the amount due to the Association. The Tenant shall not have the right to question the Board's demand for payment. Payment by the Tenant to the Association will satisfy and discharge the Tenant's duty of payment to the Owner for rent, to the extent of the amount paid to the Association.

RULES AND REGULATIONS: The Board of Directors may adopt Rules and Regulations in furtherance of the administration of this Section 7.1.10, which Rules and Regulations shall be effective upon publication to the Association and its members.

This Amendment to the Declaration shall take effect upon recording. The terms of this Amendment to the Declaration shall have control over and implicitly amend any inconsistent provision of the Declaration or the Bylaws of the Association. Except as amended by this instrument, the Declaration shall remain in full force and affect.

NOXIOUS WEED COMMITTEE

Some volunteers with the Noxious Weed Committee (NWC) have been focusing on Wildwood Park in the Spring Tree subdivision and in Douglas Fir Park (while social distancing of course). Work started in Wildwood Park in March of 2018; and since then, with the help of MCCA staff the playground equipment has been cleaned, the concrete path replaced/repared, dangerous/dying trees removed along with blackberries, herb Robert and approximately 17 English holly trees, followed by sheet mulching of yellow archangel and the start of restoration planting.



Before



After



Before



After

By the time you are reading this, the NWC will have worked in Wildwood 50 plus times! (And it's not quite done!) The goal was to bring this dark, overgrown and invaded (by noxious weeds) park back to a pleasant place to visit for our Spring Tree families!

In January of 2019 work began in Douglas Fir Park removing a large section of blackberries, which uncovered dead trees that were also removed. As happens with the then disturbed soil and more sunlight, dormant seeds of invasive plants came to life! Maintenance by the NWC has continued to ensure native plants fill in, and for the most part that has been successful. However, after sheet mulching an area of yellow archangel that appeared, another area of tall as well as creeping yellow buttercup appeared! The NWC is now tackling that!

The NWC could use more volunteers come September when we hope to get back to regularly scheduled weekday morning work events, so think about spending just one morning a month in the great outdoors with friendly folks! Email mccanwc@outlook.com to be put on our contact list, and you'll find out when and where work events will be scheduled come September!



Before



After

Jill Cheeseman
Chair, Noxious Weed Committee

MCCA REMEMBERS

MCCA recently lost one of our wonderful volunteers, Walt Lenox. Walt passed away early in July, surrounded by his wife Marie and loving family. Walt was a charter member of the Noxious Weed Committee (NWC). With great determination, Walt battled Himalayan Blackberry, Yellow Flag Iris, English Holly, English Ivy and many more invasive species. Cherry, Douglas Fir, Spring Tree, and many more parks and roadsides within MCCA are looking better than ever thanks to Walt's efforts with the NWC.



Walt Lenox,
February 1950– July 2020

Walt also worked with the Covenant Committee. In that capacity he frequently worked with homeowners to clear cord wood, weeds, and trim shrubbery to achieve compliance with our covenants. Walt truly went above and beyond in all that he did for MCCA and our residents, and was chosen to receive the Beautification Award at the 2019 MCCA Volunteer Dinner. We thank Walt for making MCCA a wonderful place to live!

The Noxious Weed Committee would like to raise funds for a memorial bench with a plaque to honor Walt's years of volunteering with MCCA and has established a Go Fund Me page for that purpose. If you would like to make a donation, contact the Noxious Weed Committee at mccanwc@outlook.com for details.

COMPLIANCE COORDINATOR

Home Projects: Exterior Changes

Finally, Summer is here!

With the season comes the time for exterior changes. Please be sure to apply for any exterior changes including:

- Exterior painting
- Roofing
- Siding
- Landscaping
- Window replacement
- Storage shed
- Fencing
- A/C or Heat pumps
- And many more.....

We are here to help you navigate the application process and answer questions. Contact us through our website or the PayHOA portal.

Political Signs

This is a big year for both state and federal elections. Be sure that any political signs posted on your property follow the guidelines and are 20' or more back from the curb. Here is the guideline for political signs:

Political yard signs will be allowed during the period 60 days prior to and 3 days following a general or primary election. The sign must be a minimum of 20 feet from the street, and the height may not be more than 4 feet above the ground. The total sign area for an individual residence may not exceed 6 square feet.

POLITICAL SIGNAGE IS NOT ALLOWED IN MCCA COMMON AREAS.

Boats/RVs/Trailers

Please be mindful of the restriction for recreational vehicles, boats, and trailers. Here is the guideline from your Governing Documents:

RECREATIONAL VEHICLES

Permitted 24 hours before and 24 hours after a trip, for loading and unloading purposes on an occasional basis. "Occasional" has been defined as two times per month. **Security is to be notified.**

BOATS, CAMPER TOPS, TRAILERS, ETC.

Parking and/or storage of boats, trailers, camper tops, etc. in any area of the property visible from streets, neighboring properties, recreational areas or common areas is prohibited.

Should you have any questions or concerns regarding the above issues or other guidelines, please feel free to reach out to our office for assistance.

Joan Sweeney
Compliance Coordinator
joan@mcca.info

COVENANT COMMITTEE

It seems like summer arrived late this year, but is now finally bringing lovely warm days our way. As I look around Mill Creek, it is obvious that many folks have used their extra time at home this year to spend time maintaining and beautifying their yards. We, on the Covenant Committee, are amazed at the general appearance of all the neighborhoods in our community. We thank you for your hard work.

Due to the Covid-19 virus, our committee has had to make alterations to our usual way of working. We are meeting via teleconferencing as are so many and doing the inspections individually. With the recommendation of the MCCA Board, violations are not being given, if the response would require significant expense to the homeowner. We are concentrating on lawns, edging, flower beds, and general upkeep that can be managed with little or no expense. Please be aware, also, that we will be sending letters to folks who have trash receptacles in view. All containers must be stored out of view of the street and your neighbors.

The following are just a couple ideas for strategic bin storage and mechanical component screening.



Partial fence and landscaping screen



Thuja landscaping tree screen



Green roof bin storage

Again we thank you for your hard work this year as the vast majority of the properties in our community are looking great. Enjoy the summer weather and be safe and well.

Your Covenant Committee

TREES & BRANCHES: WHO IS RESPONSIBLE?

We receive calls and emails all the time from residents asking what can be done about a neighboring tree leaning over their fence or property. Or, who is responsible for a branch that's fallen into their yard from a neighbor's tree?

Apparently, this is an age old question with the precedent setting [case](#) recorded in King County as far back as 1920. The case summary is that two adjoining landowners brought to court an argument over which party was responsible for the nuisance tree branches and shrubs overhanging the property line. The outcome of the case, as it still stands today, is that any tree, branch, shrub, or vine that overhang your property become your responsibility.

However, under the law, 'self-help' trimming of trees is allowed unless the trimming kills the tree. In *Maier v. Giske*, Division I of Washington's Court of Appeals recited an uncontested set of legal conclusions which were in harmony with the law from other U.S. jurisdictions. In *Maier*, plaintiffs "were entitled to cut back branches that overhung their property," but the trimming became timber trespass when it effectively killed the tree.

Many of our divisions were established decades ago and as such, contain trees that just as old and in varying states of health. While each property owner is responsible for the maintenance of the flora on their property – from curb to curb – they may not be aware of overgrowth into a neighboring yard. That is where the conversation should start – with the assumption that any offense is unintended.

Try talking it out first. When possible, try speaking with your neighbor face to face about any overgrowth from their yard into yours. Remember, this is the person you will live adjacent to for many years to come and the way in which you approach an issue with them will set the tone for that relationship. If your neighbor is responsive and has agreed to cut back the tree or shrub, thank them and offer to help if possible. There may be a time when you will need a similar gesture.

Another scenario may be that you're concerned about a neighbor's dead or diseased tree falling or dropping branches onto your property and compromising the safety of your home. In this case, you may let your homeowner's insurance know about the tree and ask that they help you draft a letter that puts your neighbor on notice. Talk to your neighbor about your concerns and ask that they sign the letter of notice so that if the tree does eventually cause damage – your insurance will not be responsible for damages.

If your neighbor is unwilling to help in the matter, advise them kindly that you will be trimming the offending overgrowth. It is important to remember that, under the law, it is your responsibility to trim overgrowth from neighboring plants and trees. Therefore, the responsibility for disposal of such trimmings also lies with you. There is no quicker way to start a war than to throw trimmings from a neighboring tree or shrub back over into your neighbor's yard.

What about the common areas?

MCCA common areas are no exception to the law. With over 160 acres to manage and maintain, it's impossible for MCCA to keep track of every tree or bush that grows into a neighboring property. If there is overgrowth from MCCA common area onto your property – you are responsible for trimming and disposing of that overgrowth. Residents may be fined for dumping of any kind onto MCCA property. MCCA is always responsive to a situation where a tree poses an immediate threat to the safety of a resident's property.

2020 BEAUTIFUL YARD AWARDS

The winners of this year's Beautiful Yard Awards are in! Thank you to all MCCA residents for a record breaking season of beautiful yards! You make our community sparkle!

DIVISION	2020 WINNER ADDRESS	WINNER NAME (if known)
Aspen	15307 14th Dr SE	Myers family
Chatham Park	16026 24th Dr SE	Cook family
Cottonwood	3003 146th Pl SE	Bjorn family
Cypress	15229 12th Dr SE	Rietkerk family
Douglas Fir	1206 142nd Ct SE	Taylor family
Evergreen	1901 151st St SE	Ware family
Evergreen	15003 16th Ave SE	Gemeroy family
Fairway	2504 149th Ct SE	Wold family
Fairway Fountains	15615 Fairway Fnt Ct SE	Larson family
Heatherstone	15808 25th Dr SE	Dasilva family
Holly	1607 145th Pl SE	Menzies family
Huckleberry	2515 143rd Pl SE	Reid family
Huckleberry	14412 27th Dr SE	Duffy family
Juniper	15140 14th Dr SE	Brastad family
Laurel	14513 16th Ct SE	Oster family
Magnolia	14906 12th Dr SE	Antoun family
Red Cedar	3023 149th St SE	Cain family
Spring Tree	2102 160th Pl SE	Broxton family
Sun Rose	1729 142nd Pl SE	Plitt family
Sunrise	15014 31st Dr SE	Hovland family
Sweetwater Ranch	14411 12th Dr SE	DeFries family
Swordfern	2915 152nd Pl SE	Coleman family
Vine Maple	2521 140th Pl SE	Hall family
Vine Maple	2014 140th Pl SE	O'Connor family
Willow	14516 Willow Lane SE	Crabtree & Hunter family
Wildflower Park	16304 21st Dr SE	Olsen family
Winslow	1514 164th St SE	Gorman & Nagao family
Woodfern	15410 25th Dr SE	Marple family



Some of the winning yards this year by division (in order of appearance)
Huckleberry, Holly, Evergreen (last 2)

KEEPING THE “WILD” IN WILDLIFE

Geese, ducks, squirrels, deer, bears, racoons, beavers and other species are frequent visitors to Southern Snohomish County, and MCCA. Just yesterday, I saw a beautiful Pileated Woodpecker down in the Nature Preserve. In its natural habitat, it and all the other animals and birds are a wonderful part of the enjoyment of living here. If we could just leave the wildlife to be wild, things would be better for the wildlife, and better for us as well.

The trouble begins when we try to be more than observers of their lives.

When we feed the wildlife, we get them accustomed to associating with humans. Losing fear of humans isn't good for animals. For ducks and geese, this may mean a greater chance of being shot by a hunter. It is not good for humans because close association with animals can allow their diseases to pass to us. Wild animals can also become aggressive when human food is no longer provided.

Feeding animals gets them away from their natural diet. Bread, for example is bad for ducks. It lacks many nutrients which are necessary for their health. Additionally, when they don't eat it all, the leftovers can get moldy and bread mold makes ducks sick. Just two days away from a normal diet can permanently damage growing chicks.

There are also the detrimental effects in attracting flocks of waterfowl. These include duck and goose poop. Nothing makes a park, or other green lawn area, less enjoyable then having it covered with goose poop. Just one Canadian Goose can pass over one pound of poop each day. Goose poop carries pathogens such as Giardia and Coliform bacteria which can cause illness in humans when it is accidentally ingested.



Norway Rat

A couple of weeks ago, I was pulling weeds in the garden and dug up a peanut, still in the shell. Where could a peanut come from? Obviously I must have a neighbor feeding the squirrels. Do squirrels suffer from a shortage of food? Of course the answer is no. When we supply food to squirrels, they don't just eat it, they bury much of it for the next winter. And, a lot of that is never consumed. What is worse, is that the person feeding the animals doesn't see what happens at night when our friends from Norway come out to feast on leftovers. There is nothing as heartwarming as seeing a Norway Rat eating seed from a bird feeder. The abundance of water and forested areas make our neighborhoods ideal habitat for rats. Let's do our part to make sure that an easy food supply for rats does not further attract them to our area!

Because of an increasing number of problems arising from human/animal interactions, there is a growing legal trend towards restrictions on wildlife feeding. California, for example, has completely banned such feeding. Many homeowner associations have acted as well to restrict wildlife feeding within their association boundaries. After all, HOA's want a safe, clean environment for their members.

Please join with us, the ASPCA, the Humane Society, and many other organizations to keep the “wild” in wildlife and don't feed the animals.

CITY OF MILL CREEK: 2020 CENSUS

The City of Mill Creek is asking community members to answer the census now – go online at 2020census.gov. Census data affect planning and funding for health clinics and highways, fire departments and disaster response, education programs, transportation funding and much more. Join the challenge today! #2020Census #shapeyourfuture

The Census is hiring a variety of part-time positions. Available information at <https://2020census.gov/jobs>.

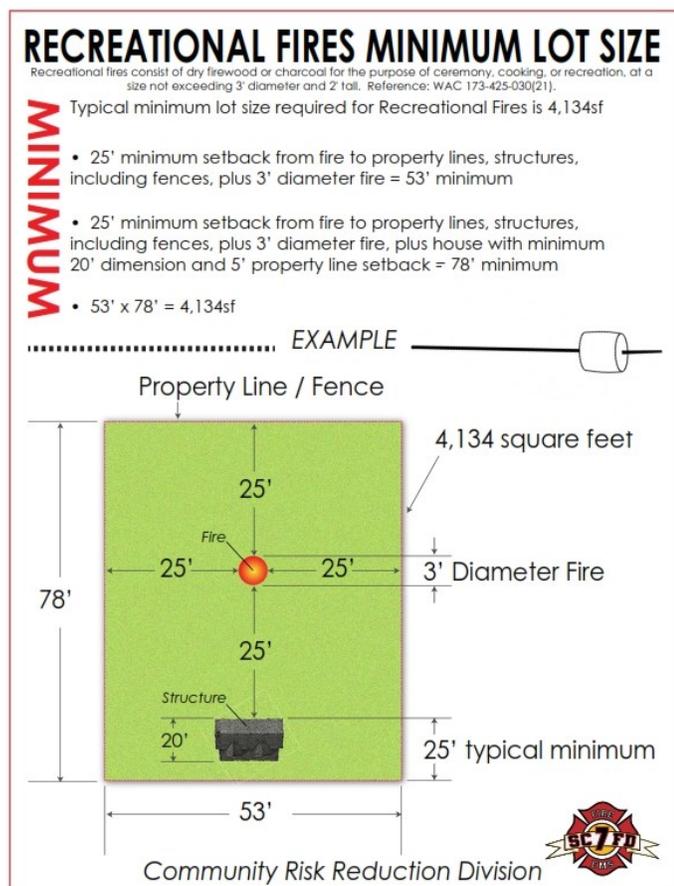
View the response rate for our county compared to others using the following link: https://2020census.gov/en/response-rates.html?cid=23761:census%20response%20rate:sem.ga:p:dm:en:&utm_source=sem.ga&utm_medium=p&utm_campaign=dm:en&utm_content=23761&utm_term=census%20response%20rate

SNOHOMISH COUNTY FIRE DEPARTMENT: RECREATIONAL FIRES

Considering placing a fire pit or stove in your backyard? Please check with the Snohomish County Fire Department prior to placing your recreational fire to make sure you're following regulations for safety. Recreational fires are allowed without a permit, provided you are either using a gas-fueled appliance or wood-burning fire pit with dry, seasoned firewood (not yard debris) or charcoal. The most common obstacle to burning firewood is **inadequate setbacks to structures or property lines (minimum 25' required)**.

Additionally, **you must extinguish your fire if you receive complaints of nuisance smoke**. The maximum size of a recreational fire is 3' x 3' x 2' high. Attached is a document describing a legal recreational fire.

Christie Schmidt,
Senior Planner
City of Mill Creek



MILL CREEK RETIREMENT COMMUNITY

Resident Review

Dear John and the Kitchen Crew,

I recently read a book by retired NY Times restaurant critic Ruth Reichl. It was a delightful read and gave the reader a peek into the life of a person whose opinions make or break an eatery. Inspired by the book (and several sample reviews she included) I wrote the following review. Please accept it with my sincere gratitude for all you and your staff are doing to keep us well fed.

Dining on a Cloud (Styrofoam, that is)...

By Carol Titus, Resident of Cogir of Mill Creek

As food critic of the Cogir Times, I make it a point to dine at least three times in a place before rating it. Today my column is dedicated to dining at Cogir of Mill Creek on Saturday, April 11, 2020.

Talk about promptness! Breakfast arrived right at 8am, the coffee urn proudly leading the procession of food carts. Coffee was strong and hot and offered with 3 types of cream to lighten it!!

My wake-me-up breakfast consisted of an omelet with mushrooms and chives, the mushrooms of which had a delightful earthy taste that reminded me of campfire cooking, and snippets of chives, tangy to the tongue. (Rumor has it that this kitchen has its own private herb garden!)

I could hardly wait for lunch which arrived at 12 on the dot. I was so glad I had ordered the turkey salad (served afloat a crinkle-edged lettuce leaf). The texture of the turkey pieces and the crunchiness of the other ingredients (celery?) blended beautifully with the Waldorf salad, making a merry mixture of flavors. Someone must have tipped off the chef that the critic from the Times would be dining there because my meal was gluten free, how very considerate!

Having at table by the window overlooking the Courtyard (for each meal) heightened my dining pleasure.

For dinner I chose the Burgundy Beef and was glad I did! The medallions of beef were tender and the sauce with onions and peppers was rich with a hint of sweetness. (Honey perhaps?) The dish was sprinkled with snips of chives and white sesame seeds. What fun! Tender spears of asparagus reminded me that spring was in the air and the white rice was fluffy and filling. The apple pie was tempting, but I opted for a GF cookie and almond milk to round out my meal.

This review would not be complete without a description of the dinnerware. The snow white plates were cunningly divided (entrée and 2 sides) and came equipped with a clamshell-like lid that when opened by the clasps emitted the enticing aromas of the food therein. Plastic tableware and generous napkin were offered at no extra cost!

From the time the smiling servers arrived and presented me with my meal until the time I put out the detritus of dining, I knew I had chosen the perfect place to satisfy my hunger. Without hesitation, I award it four stars.

So, if you are in Mill Creek—that is—if you are truly “in” Mill Creek, you will not go wrong dining at Cogir of Mill Creek. As a matter of fact, I do believe I will eat there tomorrow!

Carol Titus, Resident at Cogir of Mill Creek



Carol Titus, Resident at Cogir of Mill Creek

MILL CREEK GARDEN CLUB

"Bee Happy!"

Wishing to initiate a bit of cheer, the officers decided to give every MCGC member the opportunity to win a prize in a free-for-all raffle basket drawing! First VP Kathy Thomas put together a "Bee Happy" basket and offered to deliver it to the member whose name was pulled out of the hat, be it a Fedora or a Bowler! Gardeners know the value of bees and the theme was carried out delightfully: among other treasures, the basket included a bee house, bee towels, a garden book and Bits O' Honey candy! Accompanying the basket was a Bee Balm plant, perfect for a sunny pollinator garden. Member April Guentz was the lucky winner and she assured us, "I bee happy!" We are all trying to remain positive and look forward to when we can safely meet again. The entire board continues to plan for that big day, but until then, fun surprises remind us what we love about Mill Creek Garden Club—our members!



The winningly delightful April Guentz and her "Bee Happy" basket.



A pollinator garden of one of our members attracts bees, butterflies and hummingbirds. Plant one!

No peanut butter? Mill Creek Garden Club to the rescue!

The number of families needing assistance from our Mill Creek Community Food Bank has increased since Covid -19. Mill Creek Garden Club's Officers approved a \$1,000 donation to the Food Bank operated by the Hope Creek Charitable Foundation.

Our ladies and HCCF came up with a novel way for Garden Club to donate. With a shopping list of "needed items" in hand, Lyndal Kennedy, Kathy Thomas, Connie Hannam, Nancy Hedges, Stephanie Morse, plus incoming Secretary Debby Cox, were each given about \$169 for a shopping spree. Our savvy shoppers divided up the list and headed to stores of choice. They gathered later to load the groceries into a truck so Kathy could deliver the items to the food bank. Kathy reported the officers "focused on specific items in large quantities. We were able to donate over 1,000 lbs. of food that included almost 30 cases of vegetables, cases of canned goods including fruit, jam, jelly, cereal, and over 13 cases of peanut butter! The food bank staff was especially grateful for the peanut butter as they had not had any for several weeks." We are proud to belong to such a caring organization. Stay Well and Bee Happy!

Lila Johnson, Publicity Chair, Mill Creek Garden Club

Photos: Courtesy of MCGC

MILL CREEK WOMEN'S CLUB

The Mill Creek Women's Club Fall Meetings Begin September-October-November 2020

The Mill Creek Women's Club is hopeful that it will be able to resume its luncheon meetings and other programs in the Fall of 2020. We will have a Zoom option for our members in the event we cannot meet.

Sept. 16, 2020

TITLE: Ciscoe! Oh La, La! ~ Stump the Chump!

Presenter: Ciscoe Morris

Ciscoe; engaging TV and radio personality, gardening expert and author based in Seattle. He is known locally for his TV and radio programs "Gardening with Ciscoe" as well as his enthusiastic demeanor. For our September program we get a chance to "Stump the Chump" as he interacts with us, offering amazing and educational facts and entertaining anecdotes. Plus, he will sell and sign copies of his books! The books will be approximately \$22 using credit card or \$20 cash or check. (His newest "Oh, La La! Homegrown Stories, Helpful Tips, and Garden Wisdom" just came out in Jan. 2020.)



Ciscoe Morris

Oct. 21, 2020

TITLE: "3 Holidays! Floral Demo."

Presenter: Jennifer Wirt, Monroe Floral

Monroe Floral offers superior floral arrangements and assortments. Their deep-rooted passion for flowers, along with their dedication to service, makes them an ideal choice for any occasion! Family Owned and operated since 1946, Jennifer Wirt will present a demonstration of 3 different fresh, holiday floral designs. (Halloween, Thanksgiving and Christmas.) Members and guests may then bid on each freshly created arrangement, with donation going to MCWC philanthropic endeavors.



Monroe Floral Arrangement

November 18, 2020—Annual Fundraiser

The Club will host its **annual fundraiser** for the local charities it supports Woodside Elementary School, YWCA Pathways for Women program, Dawson Place Child Advocacy Center and Domestic Violence Services of Snohomish County.

This year, the Mill Creek Women's Club General Membership Meeting will be held at the Hilton Garden Inn at Canyon Park on the third Wednesday of the month. Registration is normally 10:30 a.m., but in November, registration will begin at 10 a.m. for the annual fundraiser.

But Wait! There is a "PLAN B." In the event we are unable to gather in a group for lunch and socializing due to continued COVID19, we will conduct a virtual **MCWC ZOOM PROGRAM** for our members at the regular date and time – in the comfort and security of your own home!

If you would like more information about the Mill Creek Women's Club, email membershipmcwc@gmail.com

MCCA MEMBER DIVISIONS

SINGLE-FAMILY HOMES

Aspen
 Chatham Park
 Cottonwood
 Cypress
 Douglas Fir
 Evergreen
 Fairway
 Fairway Fountains
 Heatherstone

Holly
 Huckleberry
 Juniper
 Laurel
 Magnolia
 Red Cedar
 Spring Tree
 Sunrise
 Sun Rose

Sweetwater Ranch
 Swordfern
 Vine Maple
 Wildflower Park
 Willow
 Woodfern
 Winslow

TOWNHOMES

Amberleigh
 Belvedere Place
 Emerald Heights
 Fairwood Greens
 Pembroke
 The Pointe

CONDOMINIUMS

Country Club Estates
 Copper Tree
 Country Place
 Fairway Village I&II
 Lakewood
 Mill Lane
 Mill Run I&II
 Miller's Village I&II
 St. Moritz
 Stratford Greens
 The Masters
 Trillium Court

APARTMENTS

Parkwood at Mill Creek
 Laurels at Mill Creek
 The Mill at Mill Creek Apartments
 The Station at Mill Creek
 Mill Creek Retirement Community

CONTACT US!

You can find nearly everything you need to know about MCCA, including office hours, contact information, forms, and governing documents, on our website:

 www.mcca.info

 info@mcca.info

 Office: 425-316-3344

 Security: 425-328-0035

 Maintenance: 425-327-6320

2019-2020 Board of Directors

Terry Gemmill, President

 425-785-2987

Jay Hiester, Vice President

 425-337-9823

 [Kristi Zevenbergen](mailto:Kristi.Zevenbergen@mcca.info), Treasurer

 [Jamie Teschlog](mailto:Jamie.Teschlog@mcca.info), Secretary

 [Steve Anderson](mailto:Steve.Anderson@mcca.info), Director

 [Judy Cromwell](mailto:Judy.Cromwell@mcca.info), Director

Bundie Olsen, Director

 425-357-8757

Standing Committees

Architectural Control Committee

 425-316-3344

Covenant Committee

 425-316-3344

 [Noxious Weed Committee](#)

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Clubs

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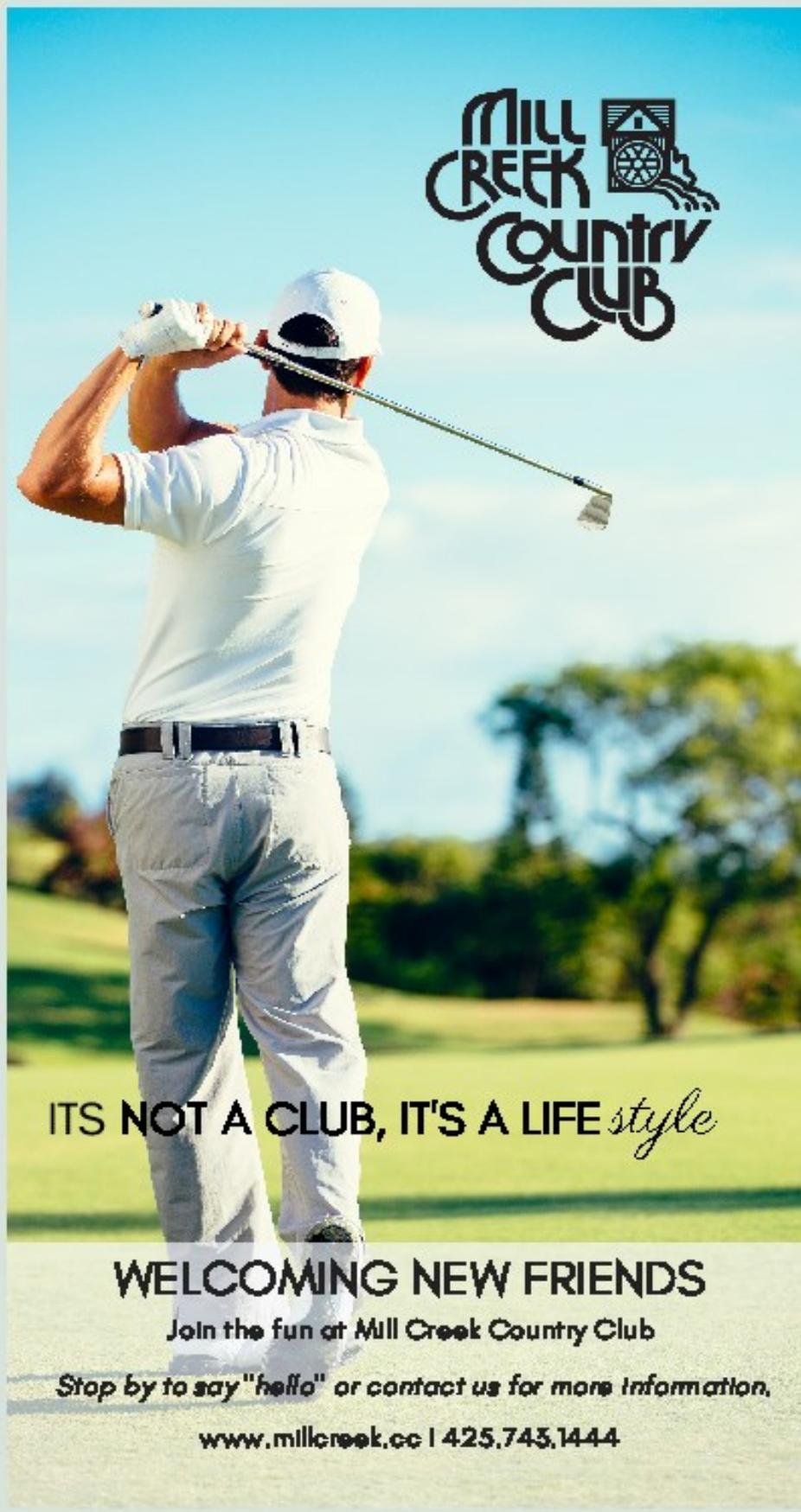
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Rotary



Contact the Membership Committee: millcreekrotary@frontier.com



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